



Meeting Minutes of the Falling Waters HOA Board of Directors

Executive Meeting November 14, 2023

Officers Present: Morgan Brosch, Izabela Bebekoski, Mike Berta, and Deb Mann. Lovie Davis (by phone) Legal Counsel, Nathan Vis. (by phone)

Morgan called the meeting to order at 5:45 p.m.

Nathan gave an update on the meeting held with Providence builders. It seems they were under the understanding that after our initial meeting with them in the summer/fall of 2021 that they could build the homes presented to the board at that time. The packet of information listed approximately 5 different models of homes; the first set of plans did not meet the square footage requirements. A subsequent packet presented did contain the correct footage requirements. At that time, it was mentioned that the board was not approving the homes fast enough. The developers then began acting as their own "ACC".

Mike Berta has contacted Mr. Carroll from Providence asking for information on Lot 128, he has not responded to Mike. He also shared with us two more proposals to build for Lots RP12, and Lot 129. Mike made a motion to contact Mario to deny these at this time, Isabela Seconded-vote taken, all agree no one opposed-motion carried.

Mike would like to have a meeting with the developers and explain why we are thinking like we are and come to some kind of consensus moving forward. Deb will forward the updated Agenda to Mario; Morgan will forward the Budget to him for distribution to the community, and the Financial Reports to Omar.

Budget was finally voted on, Mike made a motion to increase the dues by 5% to 50.00/year Morgan seconded-vote taken, all in favor-none opposed-motion carried.

Streetlight damage discussed. Morgan discovered that we have no infrastructure map for that area. Electrical, etc. so the builders cannot easily locate the proper area to dig. Morgan will contact Nathan for a demand letter.

Izabela will contact Nathan to prepare an Injunctive relief to be filed in the event that they do not respond to Mike's efforts for cooperation.

Morgan made a motion to adjourn the meeting at 8:08, Deb seconded vote taken, all in favor none opposed, motion carried.